

SCALE 1'' = 200'

MONUMENTS FOUND = MONUMENTS FOUND = (5/8" Rebrs) MONUMENTS SET = ()

LEGEND

T6N-R10W

NW 1/4

FEENEY ESTATES

OAK RIDGE ROAD

W1/2

ASSUMPTION ROAD

VICINITY MAP

(1/2" Rebar w/Yellow Cap marked RS Parks LS 287) RECORDED DISTANCE = R MEASURED DISTANCE = M

ZONED INTENDED USE Single Family Residence Agricultural

OWNERS

KIRK A FEENEY AND ALISON L. FEENEY husband and wife 4025 Boston Circle

Grand Island, NE 68803

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF A 5 ACRE TRACT OF LAND LOCATED IN THE EAST 1/2 OF THE NORTHEAST QUARTER OF SECTION 6, T6N-R10W OF THE 6TH P.M., ADAMS COUNTY, NE.

A tract of land located in the East 1/2 of the Northeast Quarter of Section 6, Township 6 North, Range 10 West of the 6th Principal Meridian, Adams County, Nebraska, said tract being more particularly described as follows: Commencing at the Northeast Corner of Sec. 6, T6N-R10W of the 6th P.M., Adams County, Nebraska, running thence South 89°57'00" West (assumed bearings) and along the North line of the said Northeast Quarter a distance of 751.89 feet to a point located in the centerline of a road intersection; feet to a point located in the centerline of a road intersection; running thence South 13°40'09" East a distance of 1674.00 feet to a point located on the Westerly Right—of—Way line of an Adams County Road, said point being the ACTUAL POINT OF BEGINNING; running thence North 90°00'00" West a distance of 553.28 feet; running thence South 00°00'00" East a distance of 339.17 feet; running thence South 90°00'00" East a distance of 731.17 feet to a point located on the said Westerly Right—of—Way line; running thence North 27°43'13" West and along the said Westerly Right—of—Way line a distance of 164.27 feet; running thence North 27'38'35" West and along the said Westerly Right-of-Way line a distance of 218.73 feet, more or less, to the ACTUAL POINT OF BEGINNING, said tract containing a calculated area of 5.00005 Acres, more or less.

SURVEYOR'S CERTIFICATE

I, Roger S. Parks, hereby state that I am a professional land surveyor, licensed in compliance with the laws of the State of Nebraska, that this plat correctly represents a survey conducted by me or under my direct supervision, that any changes from the description in the last record transfer of the land contained in this plat are so indicated, that all monuments shown hereon actually exist as described on the ground and their position is correctly shown, and that all dimensional and geodetic data is correct.

Signed on this 17th, day of October, 2006.

COUNTY TREASURER CERTIFICATE

This is to certify tht I found no regular or special taxes que or delinquent against the property des plat as shown by records of this Office.

Dated this _____day of

SURVEY RECORD REPOSITORY RECEIVED JAN 1 8 2007 Adams 796-890

Seal

LS-287

Adams County Treasurer

SECTION CORNER TIES

EAST 1/4 COR. OF SEC. 6, T6N-R10W FOUND 1/2" PIPE, 10" DEEP TIES: EAST 33.06' TO 1/2" PIPE WEST 33.16' TO 1/2" PIPE NE 39,92' TO NAIL/SHINER IN CFP NW 43.60' TO 5/8" REBAR W/CAP

NORTH 1/4 COR. OF SEC. 6, T6N-R10W FOUND 5/8" X 24" REBAR W/ALUM CAP TIES: NW 45.16' TO "X" NAILS IN P.POLE NE 32.89' TO "X" NAILS IN CFP NW 45.8 TO NEAR FACE OF CFP SOUTH 33.0' TO CENTER OF CONC. WIT COR

NE COR. OF SEC. 6. T6N-R10W FOUND PK NAIL IN BRIDGE PLANK TIES: NW 69.40' TO "X" NAILS IN P.POLE NE 105.10' TO "X" NAILS IN P.POLE SE 88.89' TO "X" NAILS IN P.POLE SW 28.17' TO "X" NAILS IN BRIDGE PILING SOUTH 32.40' TO CONC. WITNESS CORNER

FEENEY ESTATES

A SUBDIVISION LOCATED IN THE EAST 1/2 OF THE NORTHEAST QUARTER OF SECTION 6, T6N-R10W OF THE 6TH P.M., ADAMS COUNTY, NE.

FLOOD PLAIN NOTE

A small part of this subdivision is located within the 100 Year Flood Plain (Zone A) according to the Flood Hazard Boundary Maps as published by the U.S. Department of the Interior and Urban Development, Federal Insurance Administration, Community Panel No. 3104110004A, Dated June 1, 1988.

The contours are based on, and as shown on the U.S. Geological Survey Quadrangle Topographical Maps.

The Benchmark for the topography is at Elevation 1923, and is on the center of the road at the East 1/4 Corner of Sec. 6, T6N-R10W

Centerline of Oak Ridge Road and No Line of NE 1/4 🔍 S_89*57'00"W _____1891.41'R,M_____

NORTH 1/4 COR. OF SEC. 6. T6N-R10W S00"40"20"E R= 825.00 LCB= S06.50.39 E R LC= 177.39 of 1674.00 R = 863.00'LCB=S22'31'00"E\ LC = 253.97'West Right-of-Way Line of County Road wline of Creek ACTUAL POINT OF BEGINNING Centerline Flowline of Creek of County Road 50.00,00, w (100 Yr Elet-1900 FEENEY ESTATES 5.00005 Acres +/-> ŏ S 90'00'00' West Right-of-Way Lineof County Road EAST 1/4 COR. OF SEC. 6, T6N-R10W

BENCHMARK 2000 SURVEYING

3211 VILLAGE DRIVE, HASTINGS, NE.

OWNER'S CERTIFICATE

We, the undersigned, Kirk A. and Alison L. Feeney, husband and wife, the owners of the real estate shown and described herein, do hereby certify that we have laid off, platted subdivided and designated, and do hereby lay off plat and subdivide and designate said real estate as "FEENEY ACRES" a subdivision in the zoning jurisdiction of Adams County, Nebraska, Clear title to the land contained in this plat is guaranteed unless encumbrances or special assessments are noted and explained as follows: (Mortage on the real estate with Five Points Bank of Hastings, NE.) Strips of land, IF ANY, shown on this plat and marked easement, are reserved for the use of public utilities or other entity so indicated and such easements are subject to the paramount right of the utility or other entity so indicated to install, repair, replace and maintain its installations. WITNESS our hands on this _____day of ______, 2006.

	_		LL	Allone I I
rk	Α.	reeney,	husband	Alison L. f

Feeney, wife

ACKNOWLEDGEMENT

State of Nebraska)) SS.

County of Adams) Before me, the undersigned Notary Public, in and for said County and State personally appeared and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed for the purposes therein expressed. Witness my hand and Notorial Seal this ____ day of _____, 2006.

dy Commission	Expires:	

NOTARY PUBLIC

MORTGAGE NOTE

\FIVE POINTS BANK, of Hastings, Nebraska, a Nebraska Bank, the holders of a mortgage on the property shown on this plat and described in the Legal Description, do hereby concur with the platting of this property as "FEENEY ESTATES".

•			
Date:			
	Bank	Officer	
	Title		

PLANNING COMMISSION CERTIFICATION

This	plat	is	void	unless	recorded	before	the	d	lay	of	,	

ADMINISTRATOR OF PLANNING

PLANNING COMMISSION CHAIRPERSON

ACCEPTANCE

The foregoing plat and any dedications of land are approved and accepted by the Board of Supervisors of Adams County, Nebraka on this _____ day of _____, 2006.

			_
BOARD	CHAIR	PERSON	

ATTEST: COUNTY CLERK

SEAL

REGISTRAR OF DEEDS CERTIFICATION

State of Nebraska)) SS.

County of Adams)

SHEET

1 OF 1

This is to certify that this instrument was filed for record in the Registrar of Deeds Office in the Adams County Courthouse in Hastings, Nebraska.

DATE:	TIME:	
ISTRTUMENT NO:		

ADAMS COUNTY REGISTRAR OF DEEDS

SEAL